

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		MELANIE LN, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1:	SAINI MOHAN				
Owner 2:					
Owner 3:					
Street 1:	20 MELANIE LANE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	SAINI MOHAN/TR -		
Owner 2:	20 MELANIE LANE REALTY TRUST -		
Street 1:	20 MELANIE LANE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 8,878 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Vinyl Exterior and 2032 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.20381	Total SF/SM:	8878	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON		Total:	480,438	Spl Credit		Total:	480,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8878.000	479,300		480,400	959,700
Total Card	0.204	479,300		480,400	959,700
Total Parcel	0.204	479,300		480,400	959,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		472.29	/Parcel: 472.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	479,300	0	8,878.	480,400	959,700	959,700	Year End Roll	12/18/2019
2019	101	FV	350,500	0	8,878.	473,600	824,100	824,100	Year End Roll	1/3/2019
2018	101	FV	350,500	0	8,878.	363,800	714,300	714,300	Year End Roll	12/20/2017
2017	101	FV	350,500	0	8,878.	343,200	693,700	693,700	Year End Roll	1/3/2017
2016	101	FV	350,500	0	8,878.	315,700	666,200	666,200	Year End	1/4/2016
2015	101	FV	339,800	0	8,878.	295,100	634,900	634,900	Year End Roll	12/11/2014
2014	101	FV	339,800	0	8,878.	271,800	611,600	611,600	Year End Roll	12/16/2013
2013	101	FV	339,800	0	8,878.	271,800	611,600	611,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAINI MOHAN/TR,	68994-480		3/10/2017	Convenience	1	No	No		
SAINI MOHAN,	64057-510		8/11/2014	Convenience	10	No	No		
SAINI MOHAN/TRU	64057-503		8/11/2014	Convenience	10	No	No		
SAINI MOHAN,	59848-240		8/27/2012	Convenience	1	No	No		
SAINI MOHAN/TRU	59848-223		8/27/2012	Convenience	1	No	No		
KAUR JASMINDER,	56877-317		5/19/2011	Convenience	1	No	No		
SAINI GURNAM	48631-581		12/8/2006		630,000	No	No		
BOHANNON MARK	35678-306		6/14/2002		305,000	No	No		

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	Measured	197	PATRIOT
4/28/2007	MLS	MM	Mary M
1/13/2000	Mailer Sent		
1/13/2000	Measured	277	PATRIOT
2/1/1985		LO	

Sign:

VERIFICATION OF VISIT NOT DATA

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
480,438						480,400	
480,438	Spl Credit				Total:	480,400	

apro

Database: AssessPro - FY2021

2021

